029.0	0002	0005.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	886,000	/	886,000
USE VALUE:	886,000	/	886,000
ASSESSED:	886,000	/	886,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
32	-34	HARLOW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CENTER MARGUERITE E & MARILYN
Owner 2:	
Owner 3:	
Street 1:	34 HARLOW ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CENTER MARILYN & MARGUERITE -
Owner 2:	-
Street 1:	34 HARLOW ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,707 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1914, having primarily Wood Shingle Exterior and 2556 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6707.000	383,900	5,100	497,000	886,000
Total Card	0.154	383,900	5,100	497,000	886,000
Total Parcel	0.154	383,900	5,100	497,000	886,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 346.64 | /Parcel: 346.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	19795
GIS Ref	
GIS Ref	
Insp Date	08/11/17

!2395!

PREVIOUS ASSESSMENT

Parcel ID: 029.0-0002-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	383,800	5100	6,707.	497,000	885,900	885,900	Year End Roll	12/18/2019
2019	104	FV	296,600	5100	6,707.	528,000	829,700	829,700	Year End Roll	1/3/2019
2018	104	FV	296,600	5100	6,707.	385,200	686,900	686,900	Year End Roll	12/20/2017
2017	104	FV	299,500	5100	6,707.	335,500	640,100	640,100	Year End Roll	1/3/2017
2016	104	FV	299,500	5100	6,707.	285,800	590,400	590,400	Year End	1/4/2016
2015	104	FV	265,800	5100	6,707.	279,500	550,400	550,400	Year End Roll	12/11/2014
2014	104	FV	265,800	5100	6,707.	229,800	500,700	500,700	Year End Roll	12/16/2013
2013	104	FV	277,000	5100	6,707.	218,700	500,800	500,800		12/13/2012

PRINT

Date	Time
12/10/20	17:48:46

LAST REV

Date	Time
07/11/19	15:43:03
mmcmakin	
2395	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CENTER MARILYN	72754-590	1	6/13/2019	Convenience	1	No	No		John C Center dod 2/9/1969
	7316-173		1/1/1901	Family		No	No		

USER DEFINED

Prior Id # 1:	19795
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/11/2017	MEAS&NOTICE	HS	Hanne S
4/15/2009	Meas/Inspect	163	PATRIOT
4/13/2000	Inspected	263	PATRIOT
2/17/2000	Measured	263	PATRIOT
8/13/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6707		Sq. Ft.	Site		0	80.	0.93	1									496,967						497,000	

Total AC/HA: 0.15397 | Total SF/SM: 6707 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 496,967 | Spl Credit | Total: 497,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Fair
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FR - Fair	40.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	40.3	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.06079805
Const Adj.:	1.00989902
Adj $ / SQ:	182.121
Other Features:	93750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	643013
Depreciation:	259134
Depreciated Total:	383879

COMMENTS

SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
1	5	2	
Totals			
2	11	5	

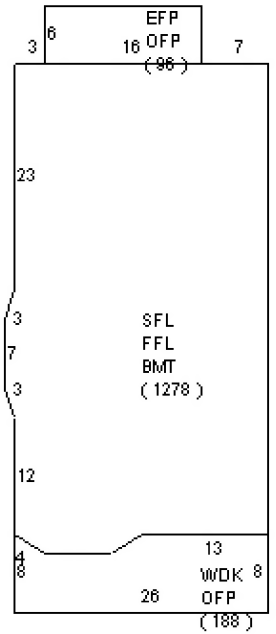
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	182.12
Special Features:	0	Val/Su Net:	87.21
Final Total:	383900	Val/Su SzAd	150.20

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,278	54.640	69,825
FFL	First Floor	1,278	182.120	232,750
SFL	Second Floor	1,278	182.120	232,750
OFP	Open Porch	284	22.530	6,399
WDK	Deck	188	11.430	2,149
EFP	Enclos Porch	96	56.130	5,389

Net Sketched Area:	4,402			Total:	549,262
Size Ad	2556	Gross Are	4402	FinArea	2556

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 029.0-0002-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	8X10	A	FR	1970	0.00	T	49	104						
3	Garage	D	Y	1	20X20	A	AV	1915	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100

IMAGE

AssessPro Patriot Properties, Inc